



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Sunset Ridge Drive
Rural Foothills County, Alberta

MLS # A2341680



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,405 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-21-28-W4
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Sauna, Storage, Tile Counters		

Inclusions: TV in kitchen, extra fridge, freezer, vacuum system & attachments, garburator

****Make your first visit through the 3D tour**** Offering over 4 acres of private land just 10 minutes from Calgary, this custom home combines quality, comfort and incredible west-facing mountain views. From the moment you enter, you're welcomed by a stunning foyer, spacious den / flex room and beautiful hardwood flooring updated just two years ago. The west-facing rear of the home is lined with windows, filling the space with natural light and showcasing the spectacular views. The dream kitchen features a convenient butler's pantry, Thermador refrigerator, Miele appliances, induction cooktop, new dishwasher, pot filler, rich cabinetry and slate countertops. Adjacent is the impressive sunken family room with soaring 12-foot ceilings, a striking 12-foot stone fireplace and a wall of windows overlooking two recently redone decks finished with durable Rubber Rock, the west-facing yard and stone patio. A cozy front room and casual dining area provide additional spaces for relaxing and entertaining. The primary suite offers direct access to the back deck, a generous walk-in closet and a luxurious 5-piece ensuite with heated floors and an oversized shower. The functional mudroom includes built-in lockers, a foot / dog shower and convenient 2nd & private access to the lower level. The walkout basement features plush carpeting, in-floor heat, two additional bedrooms, each with its own 4-piece ensuite and generous closet space, plus a spacious recreation room with built-ins and wiring for sound. Completing the basement is a large sauna and the extra set of stairs that lead up into the garage. Laundry is conveniently located on both levels. Additional highlights include a 4-car garage, 8-foot doors, 10-foot ceilings on the main level, 9-foot ceilings downstairs, approximately 35 pot lights, A/C, and a 3,300-gallon cistern. The beautifully treed property

features approximately 40 trees, adding even more privacy and character to this exceptional acreage. With quality finishes, thoughtful upgrades, expansive outdoor living spaces and breathtaking views from nearly every angle, this property offers the privacy of country living while remaining only minutes from Calgary.